

**HIGHLIGHTS CLAYTON PLANNING BOARD MEETING
FEBRUARY 24, 2014
6:00 PM
TOWN COUNCIL CHAMBERS
111 East Second Street, Clayton NC
(919) 553-5002**

PRESENT: Chairman Frank Price [ETJ], George 'Bucky' Coats, Ronald Johnson, Sarah Brooks, Jim Lee [ETJ], Marty Bizzell [ETJ], Robert J. Ahlert, Jean Sandaire (Alt.), James Lipscomb (ETJ Alt.) and Bob Satterfield (Councilman Ex-officio)

ABSENT: Dana Pounds [ETJ]

- Planning Board members voted unanimously to approve the minutes from the November 25, 2013 and the January 27, 2014, with two clarifications.
- Planning Board members voted unanimously to recommend approval of rezoning request 2013-92 for the Dupree Property, which will rezone 46.19 acres from Residential Estate (R-E) to Residential-8 (R-8). The property is located adjacent to and south of the existing Riverwood Athletic Club Property being developed by Fred Smith Company and the Neuse River. Planning Board member James Lipscomb recused himself from vote due to the fact that his real estate company sells homes in Riverwood. One homeowner of the Riverwood Golf Club community shared his concerns about traffic congestion, safety of children during construction, environmental concerns for run-off into nearby creek and overcrowding at Riverwood schools and recreational facilities. Developer and Planning Board Chair advised the homeowner that many of those concerns can be addressed at the subdivision plan approval phase. Homeowner expressed that he appreciated growth and just desired that it be done in a respectful and thoughtful manner.
- Planning Board members voted unanimously to recommend approval of Master Plan Revision request PSD 2013-93 for the Riverwood Athletic Club, which would modify the existing plan to include the 46.19 acres mentioned in the item above, including preliminary subdivision plan approval. The subdivision master plan was originally approved in April 1999 and with this new expansion will add 156 single family homes, for a total of 1,297 total lots (plus townhomes and apartments) in Riverwood Athletic Club. The developer Fred Smith spoke to the Board about how his company set out to provide a quality place for families with amenities like no other. He reiterated that his company donated 46 acres to the Johnston County schools for the development of Riverwood Elementary and Middle School, recently earning the title of "Most Kid-Friendly Neighborhood" by a statewide planning association. He said they have

spent considerable money to be good neighbors to the Neuse River and would continue that dedication. He noted that thanks to resident feedback they have modified the construction entrance for the project and construction access will be off of Covered Bridge Road. Note was made that the company should stick to their street paving schedule as agreed to with the Town. Construction entrance was relocated based on comments from the community. A resident shared concerns about traffic and construction flow through the community and also about environmental concerns due to run-off and sediment.

- Planning Board members voted unanimously to recommend approval of the Rezoning Request 2013-108 for a 24-hour Sheetz restaurant and convenience store at Rose St & US 70 Business. The request is to rezone 2.46 acres from Residential-8 (R-8) to Highway Business Special Use District (B-3-S), and includes 7 properties owned by 5 separate owners. The staff recommended approval because the rezoning is consistent with the long-range Strategic Growth Plan for this area which forecasts major commercial development of this area including a transportation plan that includes a “South Connector” which would ultimately connect NC 42 East to NC 42 West via Rose Street. This Sheetz project would be accompanied by traffic improvements including a right-of-way for the South Connector and the addition of exclusive right and left turns as you approach all directions of the intersection. Buffers from the neighborhood would be required. A husband and wife spoke about their concerns for increased traffic, safety of children, decreased property values, proliferation of gas stations, and the fact that there is no NCDOT funding available in the foreseeable future for the South Connector. An attorney for Sheetz stressed that their family-owned business wishes to be a good neighbor, that their research shows a demand here, and that a traffic study will have to be approved by NCDOT in order to move forward.
- Planning Board members voted unanimously to recommend approval of Special Use Permit Request 2014-14 for a Sheetz at the intersection of Rose Street & Hwy 70 Business. This Special Use Permit would allow a convenience store, gas sales, restaurant and outdoor dining on 2.46 acres at the intersection. The developer created a conceptual site plan. The Planning Board recommended 6 conditions of approval: for the business to 1) limit their uses to only those outlined above, 2) obtain Planning Board approval of site development, landscape plan, site plan and architectural elevations prior to construction, 3) prohibit access from the site onto Tulip Street, 4) create a minimum 10-foot perimeter buffer on the east with at least 75 percent being evergreen, which could be removed if the adjacent property is zoned commercial 5) install a 6-foot high decorative fence/wall to provide additional screening from neighborhood, and 6) preserve existing trees to the great extent possible.

A 7th condition was recommended by the Planning Board to require provisions for future cross-access to be provided to adjacent properties.

The Planning Board voted unanimously to adjourn at 8:34 PM.